

# \$664,900 - 131 Magnolia Square Se, Calgary

MLS® #A2239461

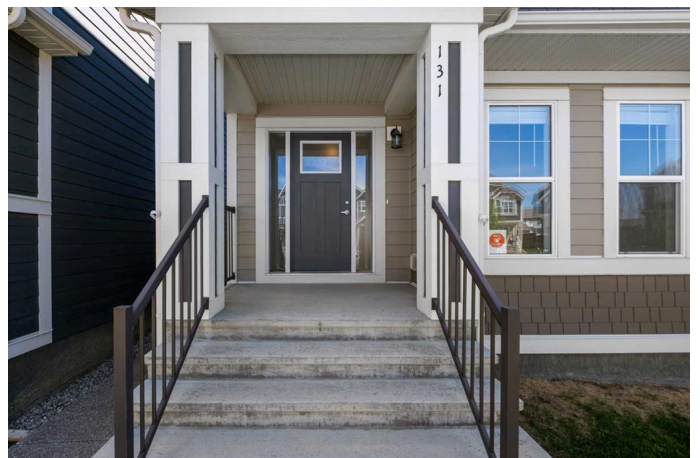
## \$664,900

3 Bedroom, 3.00 Bathroom, 1,760 sqft

Residential on 0.06 Acres

Mahogany, Calgary, Alberta

A truly unique chance to kickstart or grow your investment portfolio—or enjoy the flexibility of living upstairs while developing a future income stream in the basement. This impressive home offers a functional and stylish layout, starting with an open-concept main floor finished in luxurious natural vinyl plank flooring that adds warmth and contrast to the modern design. A versatile front flex room creates the perfect space to read, work, or play, while large rear windows allow natural light to flood the living areas. The upgraded kitchen is a true standout, featuring crisp extended-height white cabinetry, quartz countertops, and a stunning standalone range hood wrapped in hammered subway tile that extends to the ceiling. Stainless steel appliances and a corner pantry complete the space, offering both beauty and practicality. The oversized dining area is perfect for hosting, and the cozy rear living room is ideal for relaxing evenings or entertaining guests. Upstairs, the vaulted bonus room adds an open, airy feel and separates the spacious primary retreat from the secondary bedrooms. The primary suite includes a 3-piece ensuite and a large walk-in closet, while two additional bedrooms, a full 4-piece bathroom, and an upper laundry room provide everything a growing family needs. Downstairs, the separate side entrance and roughed-in utilities offer excellent potential for a future 2-bedroom suite (A secondary suite would be subject to approval and permitting by the



city/municipality). The home is well-prepped for a mortgage helper or multi-generational living. The exterior is just as impressive with a low-maintenance backyard that includes an aggregate concrete patio, a walkway to the side entrance, and an oversized double detached garage. A paved, extra-wide back lane adds convenience, and you're just around the corner from the Blue Park and the green space on Magnolia Squareâ€™perfect for families. Located in Mahogany, one of Calgaryâ€™s most sought-after lake communities, this home comes with exclusive access to the cityâ€™s largest freshwater lake. Enjoy sandy beaches, swimming, paddleboarding, and fishing, plus over 74 acres of wetlands, beautifully landscaped parks, and an extensive trail system. The nearby Mahogany Village Market offers shops, restaurants, and all your daily needs. With quick access to major roadways, schools, and a warm, welcoming community, Mahogany is more than a place to liveâ€™itâ€™s a lifestyle.

Built in 2021

**Essential Information**

MLS® #	A2239461
Price	\$664,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,760
Acres	0.06
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	131 Magnolia Square Se
Subdivision	Mahogany
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M 2W5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Bathroom Rough-in
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	582
HOA Fees Freq.	ANN

### **Listing Details**

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